

**District III Advisory Board Minutes**  
**February 4, 2009**  
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Ten District Advisory Board members were in attendance; 12 City staff and 10 members of the public were present.

**Members Present**

Teresa Cook  
Judy Dillard  
Charlotte Foster  
Jim Gulick  
Joann Hartig  
DeWayne Kitchen  
John Kemp  
Dustin Richey  
Billie Tucker  
Bill Ward  
Council Member Jim Skelton

**Members Absent**

Paula Hearn

**Staff Present**

Division Chief Mike Menges, WFD  
Officer David Hinners, Patrol East  
Lt. Scott Heimerman, Patrol South  
Officer Chris Welsh, Patrol South  
Officer Dwain Diehl, Patrol South  
Officer Barry Gomes, Patrol South  
Officer Aaron Howard, Patrol South  
Scott Knebel, Planning  
Randy Stone, WFD  
Jeff Toews, WFD  
Jeremy Kuyffler, WFD  
Janet Johnson, Neighborhood Services

**Guests**

Listed on the last page

**ORDER OF BUSINESS**

At 7 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from Jan. 7, 2009, were approved **10-0**.

**PUBLIC AGENDA**

**Scheduled items**

No items

**Non-Scheduled items**

No items

**STAFF REPORTS**

**Community Police Report**

**Officer Dwain Diehl, 24 Beat Patrol South**, reported they have been running special projects for about three weeks to address the increase in gang graffiti; Public Works has been assisting with that effort. Patrol South continues to address the prostitution issue and recently made an arrest on a case that involved the trafficking of a 15-year-old girl from Georgia. KDHE recently assisted police with three South Broadway motel

inspections and the added attention seems to be working. A new club called TJ's recently opened at 2032 S. Broadway and police and ABC visited the location and found a number of violations. Another club is trying to open at 1825 S. Broadway – it has a sign up called the Shot Stop. Also an injured eagle will be released at 2 p.m. on Saturday – the Patriot Guard is expected to be there, along with a large crowd of observers.

**Officer David Hinners, 35 Beat Patrol East**, said things have been fairly quiet on his beat. Police continue to address truancy issues related to South East High, and the situation seems to be improving. They did see an increase in gang graffiti last week. He shared that Officer Whyte is working on a burglary trend in the 34 Beat and has a lead on a suspect. They have also worked a special project at East High addressing truancy that has been successful.

**Officer Barry Gomes, 28 Beat Patrol South**, reported gang graffiti is up in his beat, but other crime is down. Between November and February there were 23 burglaries, but they are scattered – there doesn't appear to be a trend. Additionally, police recently made 10 arrests during a morals violations special project.

#### **Wichita Fire Department Report**

**Division Chief Mike Menges** reported January was extremely busy for the Fire Department with more than \$1.2 million in property loss and two fire fatalities. One of the fatalities occurred in the 5100 block of S. Hydraulic and was a result of a man smoking while on oxygen. Apparently WFD had made a number of calls to this man's residence and repeatedly warned him about his behavior, but he continued to smoke while on the oxygen. Of the 29 fires in January, 14 of them were arsons so the Fire Marshall has been very busy. **Menges** said with the downturn in the economy, arsons go up. New Fire Station 20 should be open in a couple of months and they are hoping Stations 22 and 21 will be opening in mid to late May. **Council Member Skelton** reminded Chief Menges that he wanted to ride out on the first call.

#### **New City Manager Bob Layton**

**Council Member Skelton** introduced the new City Manager Bob Layton and said he is very please to have Mr. Layton on board and has found him to be a much needed breath of fresh air.

**Mr. Layton** commended the police and fire staff for their community involvement and connection with the citizens they serve. He said it's no secret there are tough financial times ahead and he will involve the community in making budget decisions. His plan is to identify the core services and then look at the additional services that may be expendable.

**Charlotte Foster** wanted to know if he plans on letting citizens know what the core services are. **Layton** said yes, City staff will bring their ideas to the community in late May or June and seek their input.

**Joann Hartig** mentioned how important safety and neighborhood clean ups are. **Layton** agreed those are two important services. He pointed out that approximately 80 percent of the City budget is fixed and can't be influenced a lot. However, he said around 10 percent is discretionary and that's what he will be seeking public opinion on.

**Action: Receive and file.**

**(Hartig left the meeting)**

### **NEW BUSINESS**

#### **South Central Neighborhood Land Use Plan**

**Scott Knebel, Metropolitan Area Planning**, presented information on the proposed land use plan. In May 2006, the Wichita City Council adopted the *South Central Neighborhood Plan* as an element of *The Wichita-Sedgwick County Comprehensive Plan*. The *South Central Neighborhood Plan* contains 36 initiatives for revitalizing the South Central Neighborhood, which is bounded by Kellogg on the north, the Arkansas River on the west and south, and Washington on the east. Three of these initiatives pertain to land use and zoning in the neighborhood. These initiatives are 8.1 Residential Rezoning, 10.1 Development Standards, and 13.2 East Bank River Center and are attached in a document entitled "Excerpt from South Central Neighborhood Plan, May 2006." On September 11, 2008, the Wichita-Sedgwick Metropolitan Area Planning Commission (MAPC) initiated implementation of these initiatives at the request of the South Central Neighborhood Plan Implementation Committee, the South Central Improvement Alliance, and the South Central Neighborhood Association.

**Knebel** explained that all property owners in the impacted area would receive a letter and be invited to a public meeting where they can meet one-on-one with Planning staff to discuss any questions or concerns. He said if a citizen does not want their current zoning changed, they can sign a form and their current zoning will remain unchanged. He anticipates the public meeting will take place toward the end of May.

**Judy Dillard** wanted to know how this change would appear on a property deed. **Knebel** said it won't affect that because deeds don't designate zoning.

**Charlotte Foster** asked how commercial properties would be impacted. **Knebel** said the commercial zoning would remain the same.

**Council Member Skelton** asked if B&G Products is going to move to El Dorado. While no one was certain, **Knebel** said he understood that B&G would be operating out of both their locations – El Dorado and Wichita.

**Elena Ingle, 3608 Meadow Lane**, asked which Council Districts were included in the land use plan. **CM Skelton** said Districts 1 and 3.

**Ben Huie, 12011 Rolling Hills**, said he keeps hearing that downtown is the heart of the city, and he believes that neighborhoods are the soul of the city. He said he lived in South Wichita for a number of years before moving to a more affluent neighborhood and it seems to him that anything South of Kellogg seems to always get the short end of the stick.

**David Robbins, 920 Silverdale Court**, asked which the north boundary is. **Knebel** said Lincoln Street. **Robbins** pointed out the river has a lot of potential and he would like to see more positive development on the river.

**Vicki Churchman, 1357 S. Broadway**, discussed the Implementation Committee's vision to see more desirable businesses move in the area.

**Paul Davis, 6417 S. Madison Ct.**, said Broadway used to be Highway 81 and it was the major highway that ran through town. He said the businesses that ultimately opened on Broadway occurred through a natural progression when other development didn't occur. He asked how much we are willing to pay for genetically engineered businesses.

**John Kemp (Dillard) made a motion to recommend City Council adopt the "South Central Neighborhood Land Use Plan" as an amendment of the South Central Neighborhood Plan.**

**Council Member Skelton** said he will continue to push for Ark River development.

**Action: Motion passed 9-0.**

## **BOARD AGENDA**

### **Updates, Issues and Reports**

**Jim Gulick** reported Grandview Heights collected two pickup loads and a minivan load for the County e-waste collection and then sat in line for three hours and 51 minutes. Also, on May 2, Grandview will be having their neighborhood cleanup and a Hazardous Waste truck from the County will be present. He invited everyone to take advantage of this and bring their hazardous waste on that day.

**Council Member Skelton** announced KDOT will hold a public meeting on Feb. 19<sup>th</sup> at the WATER Center from 4 to 7 p.m. to present the final plan for the 47<sup>th</sup> Street project and discuss right of way acquisition.

He also announced they have begun the process of researching the need for a Southeast Community Center. He and County Commissioner Gwen Welshimer have appointed a steering committee and the consultant has already begun working on it.

On Feb. 21, the District 3 brunch will be held at Furr's at 11 a.m. and several District 3 State Representatives and the Senator will be present to give short reports.

**Teresa Cook** asked about Council Member Skelton's ideas on managing the City budget. He said he doesn't support one mil for the arts, he would still like to see some form of franchised trash service in the city, we could cut back temporarily on reforestation, just to name a few. He said he would present more information at a later time.

**Charlotte Foster** thanked Council Member Skelton for the nice new bridges on Gyp Creek

**Elena Ingle, 3608 Meadow Lane**, thanked Council Member Skelton for his stance on the city-owned property at First and Waco. **Council Member Skelton** said he is not aware of any "formal" partnership between the City and the YMCA.

**Teresa Cook** asked about the homicides that occurred in John Kemp's neighborhood. **Kemp** gave a short report on the recent public meeting they had with the K-15 Neighborhood Association and the Police Department.

**Cook** also announced she is recruiting volunteers to work on a proposed program for youth at McAdams and that the Energy Fair held last Saturday was very good.

**Action: Receive and file.**

**Meeting was adjourned.**

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., March 4, 2009, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

**Guests**

Elena Ingle	3608 Meadow Lane
David Robbins	920 Silverdale Ct.
Paul Davis	6417 S. Madison
Claudia Lee	2826 Greenwood
Donna Thorton	2714 Southfork
Dale Churchman	1357 S. Broadway
Vicki Churchman	1357 S. Broadway
Ben Huie	12011 Rolling Hills
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside